

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 N/S Merryman's Mill Rd., 600
 Ft. E of c/l Bladon's Road * ZONING COMMISSIONER
 2314 Merryman's Mill Rd.
 10th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District
 George C. Peverley, III, et ux * Case No. 95-123-A
 Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 2314 Merryman's Mill Road, near the Loch Raven Watershed in northern Baltimore County. The Petition is filed by George C. Peverley, III and Nancy L. Peverley, his wife, property owners. Variance relief is requested for both an existing and proposed structure. As to the proposed structure, a variance is requested from Section 202.4 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 32 ft. in lieu of the required 50 ft.; and from Section 301.1 of the BCZR to permit an open projection in the rear yard within 21 ft. of the property line (58% of the rear yard setback) in lieu of the required 25% maximum. As to the existing structure, variance relief is requested from Section 202.4 of the BCZR to permit a rear yard setback of 40 ft. in lieu of the required 50 ft., and from Section 301.1 of the BCZR to permit an open projection into the rear yard within 25 ft. of the property line (50% of the rear yard setback) in lieu of the required 25%. Lastly, the Petitioners seek relief from Section 1A03.4.B.3 of the BCZR to allow 13% impermeable surface area in lieu of the maximum 10% in an R.C.4 zone.

Appearing at the public hearing held for this case was the property owner/Petitioner, George C. Peverley, III. Also present was Joseph H. Mason, the Architect who prepared the site plan, marked as Petitioners'

ORDER RECEIVED FOR FILING
 12/22/98
 BY: [Signature]

MICROFILMED

Exhibit No. 1. There were no interested persons or Protestants present.

Testimony and evidence presented was that the subject property is approximately 1.652 acres in area and is zoned R.C.4. The property abuts the Loch Raven Reservoir watershed and is located in northern Baltimore County, adjacent to Merrymans Mill Road. The property is presently improved with a two story framed dwelling. A driveway leading from Merrymans Mill Road is located on the front of the property and a deck and planter has been constructed to the rear of the dwelling. The Petitioners propose constructing an addition to the house. The addition will include an enlargement to the family room and also an increased garage area. The driveway will not be modified or enlarged. Also, an additional deck area will be constructed. Further testimony was that these improvements can only be located where proposed. Specifically, it is to be noted that the well for the property is located to the northeast of the house and construction in that area would not be possible. Moreover, the lot is significantly sloped. Testimony was that the house is built into the side of a hill; therefore, the area available for construction is limited.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

It is also noted that there were no adverse recommendations contained within the Zoning Plans Advisory Committee (ZAC) comments. That is, all

of the agencies which have reviewed the project expressed no objection to same. However, it is of note that no comment was received from the Department of Environmental Protection and Resource Management (DEPRM). In view of the zoning of the property (R.C.4) and location of same near the Loch Raven reservoir, I shall condition the relief requested so as to require the Petitioners to comply with any requirements offered by DEPRM during the permitting process. It is presently unclear if DEPRM has completed their study of the project.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of December, 1994 that a variance from Section 202.4 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 32 ft. in lieu of the required 50 ft. for new construction, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 301.1 of the BCZR to permit an open projection in the rear yard within 21 ft. of the property line (58% of the rear yard setback) in lieu of the required 25% maximum for new construction, be and is hereby GRANTED; and,

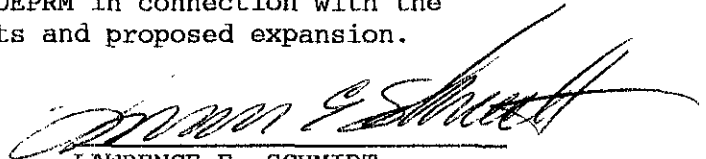
IT IS FURTHER ORDERED that a variance for an existing structure from Section 202.4 of the BCZR to permit a rear yard setback of 40 ft. in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 301.1 of the BCZR to permit an open existing projection into the rear yard within 25 ft. of the property line (50% of the rear yard setback) in lieu of the required 25%, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1A03.4.B.3 of the BCZR to allow 13% impermeable surface area in lieu of the maximum 10% in an R.C.4 zone, be and is hereby GRANTED subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with any recommendations made by DEPRM in connection with the existing improvements and proposed expansion.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

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12/27/98
By: M. Morak

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 21, 1994

Mr. and Mrs. George C. Peverley, III
2314 Merryman's Mill Road
Phoenix, Md. 21131

RE: Case No. 95-123-A
Petition for Variance
Property: 2314 Merryman's Mill Road

Dear Mr. and Mrs. Peverley:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

2314 Merryman's Mill Road

which is presently zoned R.C. 4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s).

New Construction:

a.) 202.4 (1955 BCZR) to permit a rear yard setback of 32'0" in lieu of the required 50'0" setback.

b.) 301.1 (1955 BCZR) to permit open projection into the rear yard to within 21'0" of the property line (58% of rear yard setback) in lieu of required 25% maximum.

Existing Construction:

a.) 202.4 (1955 BCZR) to permit a rear yard setback of 40'0" in lieu of the required 50'0" setback.

b.) 301.1 (1955 BCZR) to permit open projection into the rear yard to within 25'0" of the property line (50% of rear yard setback) in lieu of required 25% maximum. **

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1.) Residence was purchased in its non-compliant state. House was sited in current location to accommodate needs of septic system. Compliance for existing structure is being sought through the only route available - a variance.
- 2.) Proposed addition is to the family room, currently located in the middle of the house with view to the rear. No other alternative exists to expand the existing family room but to expand into the rear yard. At its worst point brings the building 8'0" closer to the property line.
- 3.) Expansion of the garage is part of the proposed addition. No other practical location exists for this space. In the rear yard it will be a paved deck (open projection).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

**and 1A03.4.B.3 to allow 13% impermeable surface area in lieu of the maximum 10% in an R.C. 4 zone.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

George C. Peverley III

(Type or Print Name)

Signature

Nancy Peverley

(Type or Print Name)

Signature

2314 Merryman's Mill Road (410) 667-6229

Address

Phone No.

Phoenix, MD 21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Anne Hicks, Probst-Mason, Inc, Architects
3200 Elm Avenue

Name

Baltimore, MD 21211 (410) 467-9700

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE 7/30/94

#123



Printed with Soybean Ink
on Recycled Paper

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 2314 Merrymans Mill Road.

Beginning at a point on the North side of Merrymans Mill Road at a distance of 600' East of the centerline of the nearest improved intersecting street, Bladon's Road, then north along existing right of way 37'0" to point of beginning (P.O.B.). Being Lot #16, Section #3 in the subdivision of Cambria as recorded in Baltimore County Plat Book # 25, Folio # 27, containing 1.652 Acres. Also known as 2314 Merrymans Road and located in the 10th Election District, 3rd Councilmanic District.

95-123-A

123

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-123-A

District 10th Date of Posting 10/14/94

Posted for: Variance

Petitioner: George & Nancy Leverley

Location of property: 2314 Merryman's Mill Rd, N/S

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by [Signature] Date of return: 10/31/94
Signature

Number of Signs: 1



10/14/94

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-123-A
(Item 123)

2314 Merryman's Mill Road
N/S Merryman's Mill Road,
600' E of c/1 Bladon's Road
10th Election District
3rd Councilmanic
Petitioner(s):

George C. Peverley, III
and Nancy Peverley

Hearing: Thursday,
November 3, 1994 at
2:00 p.m. in Rm. 118, Old
Courthouse.

Variance to permit a rear yard setback of 32 feet in lieu of the required 50-foot setback (for new construction); to permit open projection into the rear yard to within 21 feet of the property line (58% of rear yard setback) in lieu of the required 25% maximum (for new construction); to permit a rear yard setback of 40 feet in lieu of the required 50 foot setback (for existing construction); and to permit open projection in to the rear yard to within 25 feet of the property line (50% of rear yard setback) in lieu of the required 25% maximum (for existing construction).

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3381.

10/129 Oct. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Oct. 14, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 13, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number #123

Date 9/30/94

Taken by: JRF

PEVERLEY --- 2314 Marryman's Mill Rd.

OIO --- Variance - \$50.00

OFO --- Sign --- \$35.00

\$85.00

95-123-H

02A0280842MTCURC
RA 0002 000000 00 94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

95-123A

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 123

Petitioner: George C. and Nancy Peverley

Location: 2314 Merryman's Mill Road, Phoenix, MD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: George and Nancy Peverley

ADDRESS: 2314 Merryman's Mill Road

Phoenix, MD 21131

PHONE NUMBER: (410) 667-6229

AJ:ggs

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204
NOVEMBER 17, 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-123-A (Item 123)

2314 Merryman's Mill Road

N/S Merryman's Mill Road, 600' E of c/l Bladon's Road

10th Election District - 3rd Councilmanic

Legal owner(s): George C. Peverley, III and Nancy Peverley

HEARING: MONDAY, DECEMBER 12, 1994 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a rear yard setback of 32 feet in lieu of the required 50-foot setback (for new construction); to permit open projection into the rear yard to within 21 feet of the property line (58% of rear yard setback) in lieu of the required 25% maximum (for new construction); to permit a rear yard setback of 40 feet in lieu of the required 50 foot setback (for existing construction); and to permit open projection in to the rear yard to within 25 feet of the property line (50% of rear yard setback) in lieu of the required 25% maximum (for existing construction).

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: George and Nancy Peverley
Anne Hicks

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

666.03625 38-11381.03

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

George C. Peverley
2314 Merryman's Mill Road
Phoenix, Maryland 21211

OCT. 8 / 1994

RE: Case No. 95-123A, Item No. 123
Petitioner: George & Nancy Peverley

Dear Mr. and Mrs. Peverley :

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on September 30, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office:

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions' filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw

Enclosure(s)

Printed with Soybean Ink
on Recycled Paper

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: October 19, 1994

FROM: Pat Keller, Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item No. 123 ✓

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

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BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 17, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 17, 1994
Items 113, 115, 118, 120, 122, (123) and 124

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

10/17/94

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/10/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF 10/11/94

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 113, 114, 116, 117, 119,
120, 121, 122 AND 123.

RECEIVED
OCT 11 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

10-7-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *¢ 123 (JRF)*

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

OCT. 07 1994

My telephone number is _____


Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: February 7, 1995

TO: Whom It May Concern

FROM: Jun R. Fernando, 
Planning & Zoning Associate III
ZADM

SUBJECT: Zoning Case #95-123-A
2314 Merryman's Mill Road
10th Election District

This office determined that the variance from Section 1A03.4.B.3 of the Baltimore County Zoning Regulations did not apply for this particular property as the plat was approved by the Planning Board in 1958. Therefore, the 1955 regulations apply, which do not include a 10% impermeable surface area.

JRF:scj

MICROFILMED

RE: PETITION FOR VARIANCE
2314 Merryman's Mill Road, N/S
Merryman's Mill Road, 600' E of
c/l Bladon Road, 10th Election
Dist., 3rd Councilmanic

George C. Peverley, III, et ux.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-123-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed Anne Hicks, Probst-Mason, Inc., Architects, 3200 Elm Avenue, Baltimore, MD 21211, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Mar -

95-123-A

No one showed up
for this hearing.

I called the architect
& was advised she's on the
Eastern Shore today. I called
the petitioner's & ~~was advised~~
left a msg. on their machine.

Given said it's still on
& knows nothing except
that someone called at 2:10
& asked where the hearing
was. We'll do a default unless
we hear from somebody. JES

PROBST-MASON, INC. ARCHITECTS

3200 ELM AVENUE
BALTIMORE, MARYLAND 21211-2757
Telephone: 410 - 467-9700
Fax: 410 - 467-9705

JOSEPH H. MASON
BRUCE A. MANGER

October 20, 1994

Arnold Zablon, Director of ZADM
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case #: 95-123-A (Item 123)

Dear Mr. Zablon:

Our office is currently working on the Peverley Residence addition, and we are seeking a variance through your office. The hearing for this variance has been scheduled for November 3, 1994 at 2:00 pm. Unfortunately, our clients will be out of the country and will thus be unable to attend. We respectfully request that the hearing date be moved to another date. (I understand that the date will be sometime in the first two weeks of December).

Thank you in advance for your assistance in this matter.

Sincerely,



Anne Hicks

cc: George and Nancy Peverley

5206-94
ALS
10/24/94
8
OK-
Hearing
12/12/94

RECEIVED
OCT 21 1994
ZADM

ANNE
Hick,

Copy of this ¹¹¹⁴not received
by Z.C. Miss Hicks
Notified that request was
P.P. Will meet.

Larry

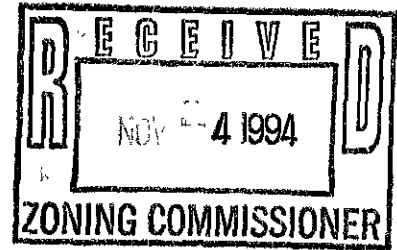
Given:

Please reschedule
for hearing

Larry

Fax (410) 462-5700

Bill A. G. 2007



•

RECEIVED

95-123A

September 22, 1994

Arnold Zablon, Director of ZADM
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Lot #16
2314 Merryman's Mill Road
Tax No. 10-03000529

Dear Mr. Zablon:

Our residence was located on the east side of the referenced property as a last resort to accomplish percolation for the septic system. In order to accomplish adequate space for the septic system it was necessary to extend the south east corner extends over the set back line by approximately 10'- 0".

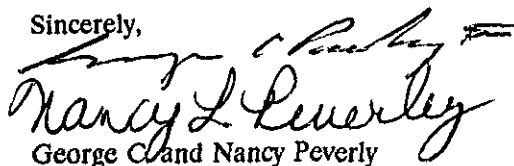
We have commissioned Probst-Mason, Inc. Architect to design an expansion of a family room and garage. We request permission to expand the addition into the set back by approximately 8' - 0" at the maximum point and 4' - 0" at the minimum point. The garage, which is below grade, will extend into the setback at the maximum point 19' - 0" and 12' at the minimum point.

The topography is such that our nearest neighbors residence is elevated above and in back of our property. The house is not visible due to dense plant and tree coverage.

I have spoken to my neighbors Fred and Carol Panciera, who live at 13402 Blythenia Road and enclose their letter endorsing our request.

I request your assistance to approve enclosed variance, and permitting construction of the addition as shown on the drawings.

Sincerely,


George and Nancy Peverly

JHM:cft

encl.

RECEIVED 10/1/94

#123

95-1234

September 22, 1994

Arnold Zablon, Director of ZADM
111 W. Chesapeake Avenue
Towson, Maryland 21204

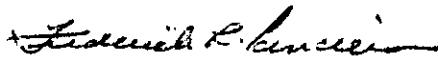
RE: Peverly Residence
Lot #16
2314 Merryman Mill Road

Gentlemen:

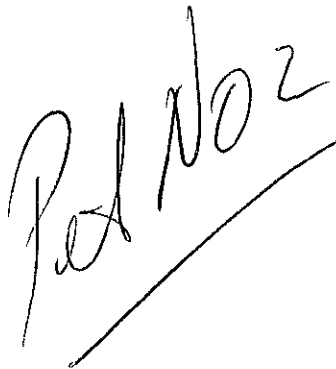
We are writing to support the request for variance by George and Nancy Peverly at the above address. Our residence is located approximately 112 feet east of the Peverly house. It is elevated approximately 30 feet above the ground line of their residence and is screened completely by heavy foliage.

We have reviewed sheet Z-1, the proposed plat plan, and have no objection to the Peverly's proposed addition.

Sincerely yours,


Frederick Panciera

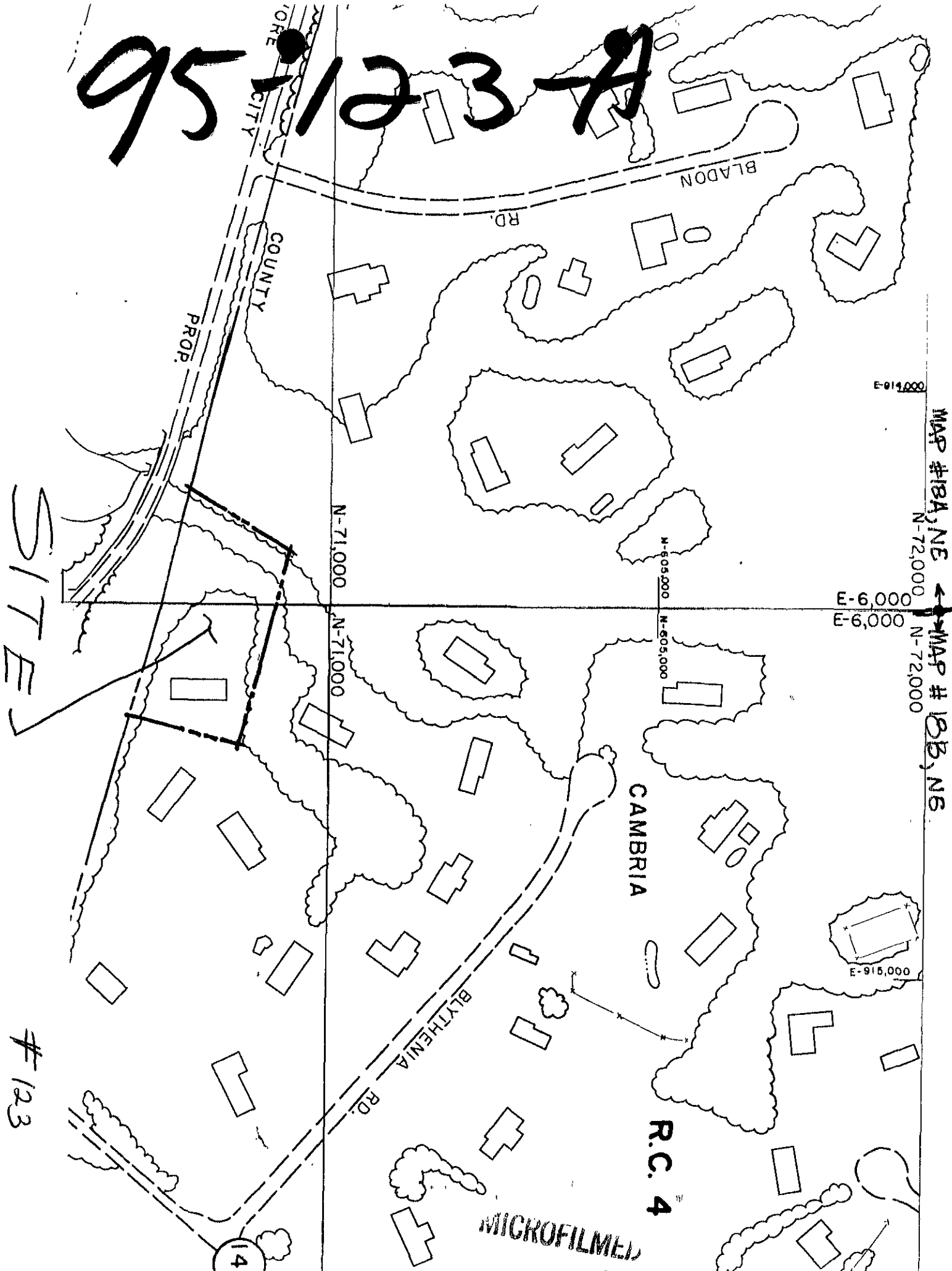

Carol Panciera



MICROFILMED

#123

95-123-A



MAP #18A, NE
MAP #18B, NE

SIT E

#123

14

MICROFILMED

R.C. 4

CAMBRIA

BLYTHENIA RD.

BLADON RD.

COUNTY

PROP.

N-71,000

N-605,000

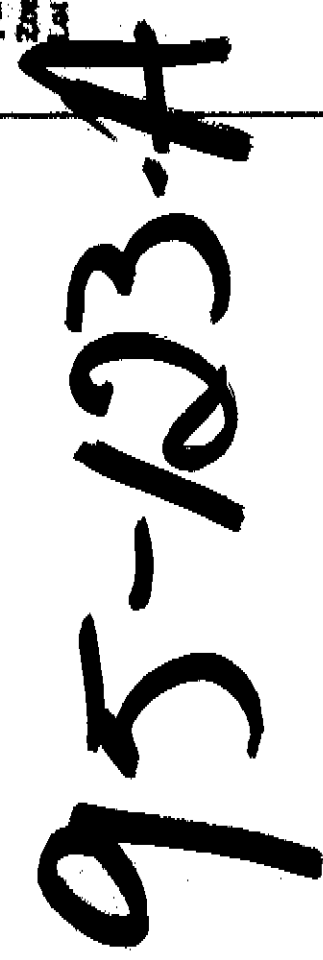
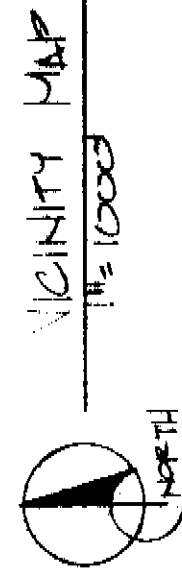
E-6,000

E-915,000

E-914,000

N-72,000

PROPERTY ADDRESS: 2314 Merrymans Mill Road
 Subdivision Name: Cambria (Plat Reference 2527)
 Plat book: 22 Folio # 24 Lot #: 16 Section #: 3
 OWNER: George C. and Nancy Peverly



NOTES:

#123

Existing Site information taken from Location
Survey dated 06.27.83 prepared by:
W.T. Sadler Surveyors /
507 Main Street
Reisterstown, MD 21136

MICROFILMED

PROJECT NO.: 050-86
DATE: 07-20-94

11

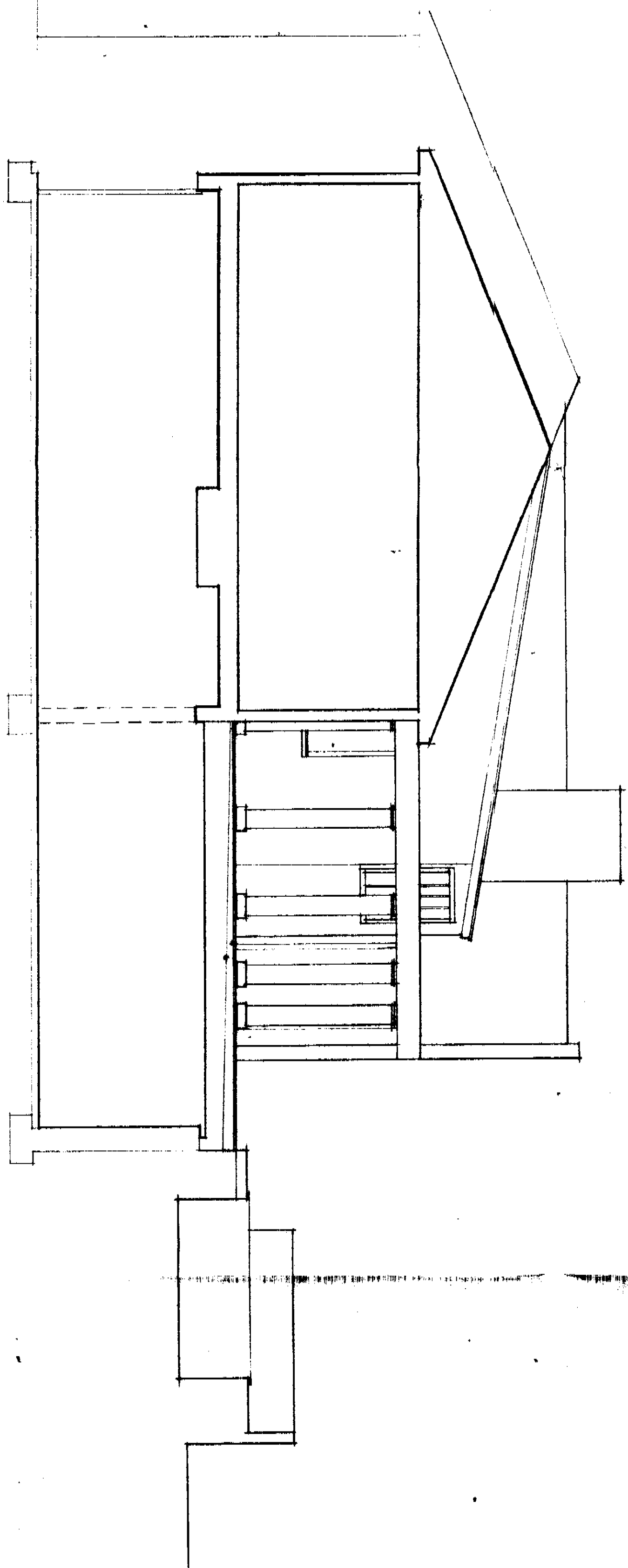
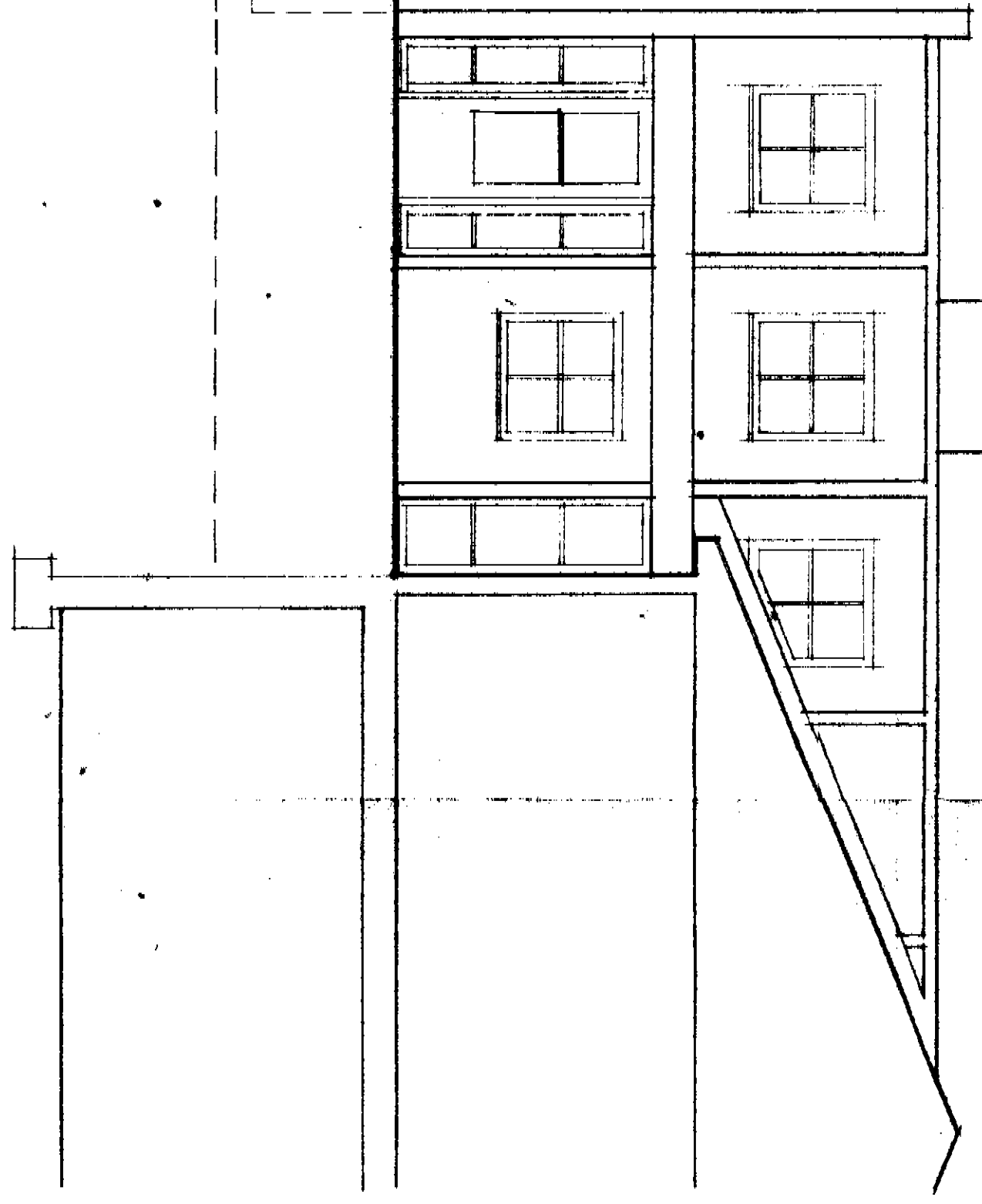
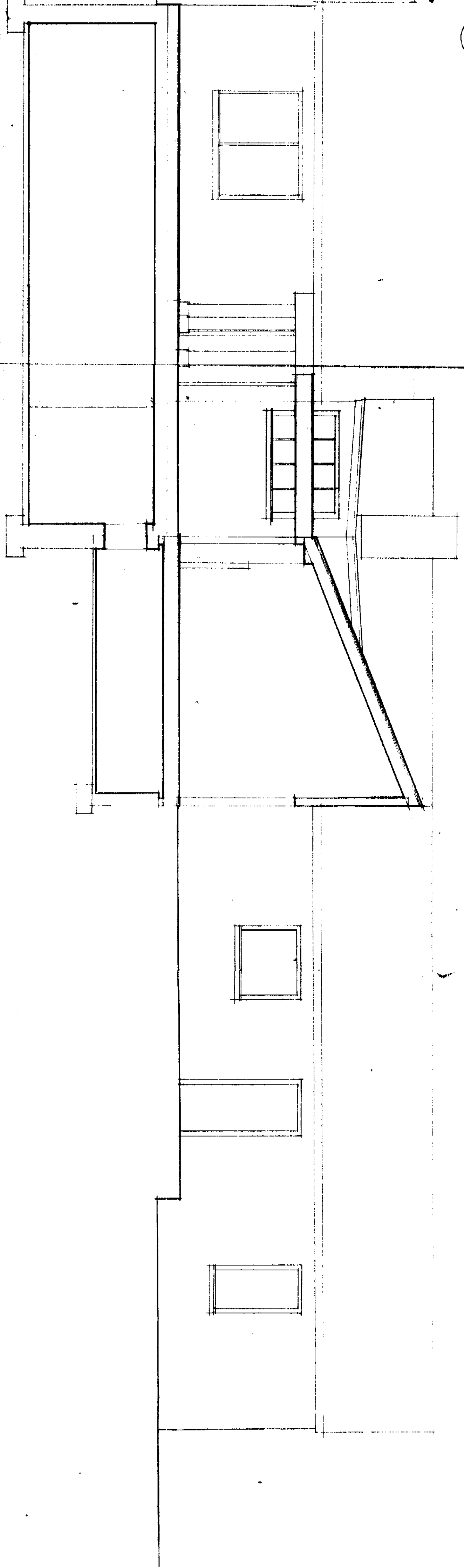
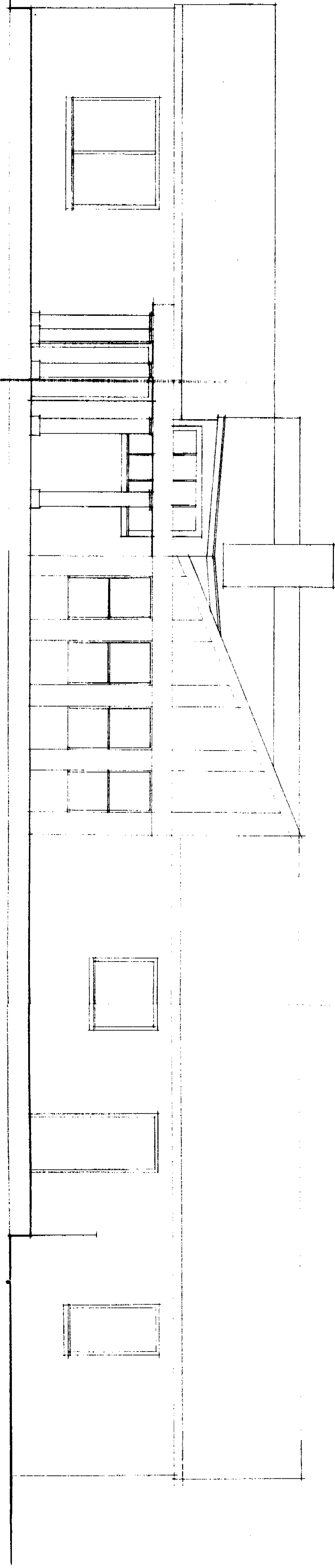
© COPYRIGHT PROBST-MASON, INC. 1992

date: 09.30.94
prepared by: PROBST-MASON, INC., ARCHITECTS Scale of Drawing: 1"=500'

prepared by: PROEST-MASON, INC., ARCHITECTS
date: 02-20-29

Scale of Drawing: 1" = 50'0"

prepared by: PROEST-MASON, INC., ARCHITECTS
date: 02-20-29



95-123-A

123

#	REVISIONS	DATE
1		
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ADDITIONS AND
RENOVATIONS
TO THE
PEVERLY RESIDENCE

PROBST-MASON, INC. ARCHITECTS
3200 Elm Avenue
Baltimore, Maryland 21211
410 - 467 - 9700

EXTERIOR ELEVATIONS

PROJECT NO. 780/96
DATE: 07/80/96

A3

95-123-A

#123

REVISIONS	DATE

ADDITIONS AND
RENOVATIONS
TO THE
PEVERLY RESIDENCE

PROBST MASON, INC. ARCHITECTS
3200 Elm Avenue
Baltimore, Maryland 21211
410-467-9700

SECOND FLOOR PLAN

PROJECT NO. 95-123-A
DATE 12/20/94

12

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MICROFILMED OVERSHOT RUN	N.E. 18-B
DATE OF PHOTOGRAPHY	# 123	
JANUARY 1986		